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## Design Review Board Study Session

**TO:** DESIGN REVIEW BOARD

**FROM:** NICHOLE MCCARTY, PLANNER II *NM*  
(480) 503-6747, NICHOLE.MCCARTY@GILBERTAZ.GOV

**THROUGH:** CATHERINE LORBEER, AICP, PRINCIPAL PLANNER *ajl*  
(480) 503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

**MEETING DATE:** JULY 10, 2014

**SUBJECT:** DR14-21, EXTRA SPACE STORAGE

**STRATEGIC INITIATIVE:** Community Livability

This project provides a new personal storage facility for use by businesses and residences in the northwest part of the Town.

### **REQUEST**

DR14-21, Extra Space Storage: site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for an approximately 83,000 square foot, two-story facility on 2.2 acres located west of the southwest corner of Baseline Road and Horne Street zoned Light Industrial (LI).

### **RECOMMENDED MOTION**

Request for input only. No motion required.

## **APPLICANT/OWNER**

Andrews Design Group  
Rosa Pritchett  
4434 N Civic Center Plz #101  
Scottsdale, AZ 85260  
(480) 894-3478  
[rpritchett@adgarch.net](mailto:rpritchett@adgarch.net)

## **BACKGROUND/DISCUSSION**

### **History**

#### ***Date***

*June 5, 1984*

#### **Action**

Town Council approved the annexation of this property (A83-2, Ordinance No. 377).

*March 3, 2005*

Town Council adopted the Land Development Code (LDC) by approving Ordinance No. 1625. With the adoption of the LDC, the site was zoned Light Industrial (LI).

### **Overview**

The proposed indoor storage facility is located on a 2.2 acre vacant lot just west of the southwest corner of Baseline Road and Horne Street. The site is located on the south side of Baseline Road, approximately half way between Cooper Road and McQueen Road. The site borders the City of Mesa to the north and is adjacent to other light industrial uses including a rental equipment company as well as other warehouse and industrial uses.

### **Surrounding Land Use & Zoning Designations:**

	<b>Existing Land Use Classification</b>	<b>Existing Zoning</b>	<b>Existing Use</b>
North	City of Mesa	City of Mesa – Light Industrial	Vacant Land
South	Light Industrial	Light Industrial	Vacant Land
East	Light Industrial	Light Industrial	Warehouse
West	Light Industrial	Light Industrial	Equipment Rental
OnSite	Light Industrial	Light Industrial	Vacant Land

### **Development Standards:**

	<b>Required per LDC</b>	<b>Proposed</b>
Building Setback Front	30'	81'
Building Setback Side	0'	33'

	<b>Required per LDC</b>	<b>Proposed</b>
Building Setback Rear	0'	64'
Building Height	55' maximum	44'-6"
Lot Coverage	N/A	45%
Landscaping in parking area	10% (310 sf)	23% (714 sf)
Parking	8 spaces	18 (including 1 accessible)

## **DISCUSSION AND REQUESTED INPUT**

### **Site Plan**

The proposed facility consists of an 82,800 square feet, 2-story building including a 1,200 square foot sales office. The anticipated hours of public access to the site are from 7 a.m. to 10 p.m. and the sales office will be open from 8 a.m. to 6 p.m. The proposed facility is located on the south side of Baseline Road, approximately half way between Cooper Road and McQueen Road, and just west of Horne Street.

The project site has approximately 300 feet of frontage on Baseline Road, with two access points off of the major arterial. The primary entrance is located on the subject property and a secondary entrance is shared access with the existing driveway to the east. Both entrances will consist of a right-in, right-out turning movement only, as there is an existing traffic median on Baseline Road. Additionally, there is a signalized intersection just to the east of the site at Horne Street and Baseline Road.

The site design includes fire access around the building with a wide drive aisle to accommodate two-way traffic around the entire site. Security gates are located on either side of the building and are setback far enough from the access drives to ensure vehicles will not be stacked into the adjacent roadway. An existing 6 foot high wall along a portion of the western property boundary will remain, and an 8 foot high matching wall will be constructed along the remaining portion. Additionally, an 8 foot high wall is being proposed along the southern and eastern property boundaries.

- Staff would like Board input on the overall site design including accessibility.

### **Parking/Landscape**

The project site will contain 18 parking spaces including 1 accessible space, all located along the front of the building. Additionally, there is a loading area in the rear of the building with a 12' x 45' space for larger moving trucks to temporarily park for unloading. A minimum of 10% of the parking area is required to be landscaped and the applicant is proposing to landscape 23%.

Adjacent properties to the east and west are fully improved with a wide landscape buffer along the frontage. The applicant will provide landscaping in the adjacent right-of-way along Baseline Road in addition to the 30 foot landscape setback on their property, for a total of 50 feet wide

landscaped area. Completing this section will help provide a continuous landscaped buffer along this stretch of roadway. A 5 foot wide landscaped strip will be provided along both sides of the facility and a 27 foot wide landscaped area will be provided in the rear of the site over the retention area. All side and rear landscaping is being located on the interior side of the property boundary walls.

There is an existing 5 foot wide sidewalk in front of the proposed storage facility on Baseline Road, connecting to the properties on either side of the site. The proposed site improvements for the storage facility include two pedestrian linkages off of the existing sidewalk. New sections of accessible sidewalk will be provided through the landscaped area and will lead to striped painted paths across the front drive aisle, to connect to the 6' wide sidewalk in front of the building. There will be four foundation planters located near the main building entrance as well as the retail sales/office entrance.

The proposed landscaping palette includes 24" Desert Museum and Sisso trees in the front landscaped setback and near the main entry. In the rear of the site 24" Monder Pines are being proposed in the retention area. A mix of colorful plants and shrubs are also being proposed around the site, including Green Cloud Sage, Mexican Bird of Paradise, Desert Spoon and Golden Mound. The groundcover is 1/2" minus Desert Gold in all landscaped areas.

- Staff would like Board input on the landscaping design and pedestrian connectivity.

### **Elevations/Floor Plans/Colors and Materials**

The project will consist of one 2-story building with a front entrance for vehicles unloading small loads of materials for storage and a rear entrance for larger truck and vehicles access with larger loads. Both entrances lead directly to a stairwell and elevator for access to the second floor storage units. The sales office is located in the front, northeast corner of the building, with direct access to the main parking area.

The building material will be primarily stucco finish with accents of glass, aluminum in the canopies and storefront system, and standing seam metal roofing at the top of the signage tower. The proposed color palette consists of muted desert colors primarily in cream and beige tones, but also with gray and accents of a clay toned color. The screen wall will also be stucco in the cream color with accents of clay. The proposed palette blends well with existing neighboring structures.

The overall building height being proposed is either 29 feet or 32 feet depending on the section of roofline, which includes the height of the parapet to cover rooftop mechanical equipment. The proposed building signage tower projects to a height of 41 feet and 6 inches. Staff has been working with the applicant to address the building elevations, including the design of the signage tower, and this is the third design the applicant has provided us.

- Staff would like Board input regarding the color palette.
- Staff would like Board input regarding the general building architectural style, massing and vertical movement.
- Staff would like Board input on the height and design of the signage tower.

**Signage**

Staff is working with the applicant to collect more specific details on the proposed signage. Staff will either bring these details back to the board at the public hearing, or will process the sign permits separately through the administrative design review process. In addition to showing the proposed location of the building signage on the elevations, the applicant has also shown the proposed location of the monument signage on the site plan. The proposed monument sign will have to be relocated to be 3 feet outside of the right-of-way.

**STAFF REQUEST**

Staff requests input from the Design Review Board.

Respectfully submitted,



Nichole McCarty  
Planner II

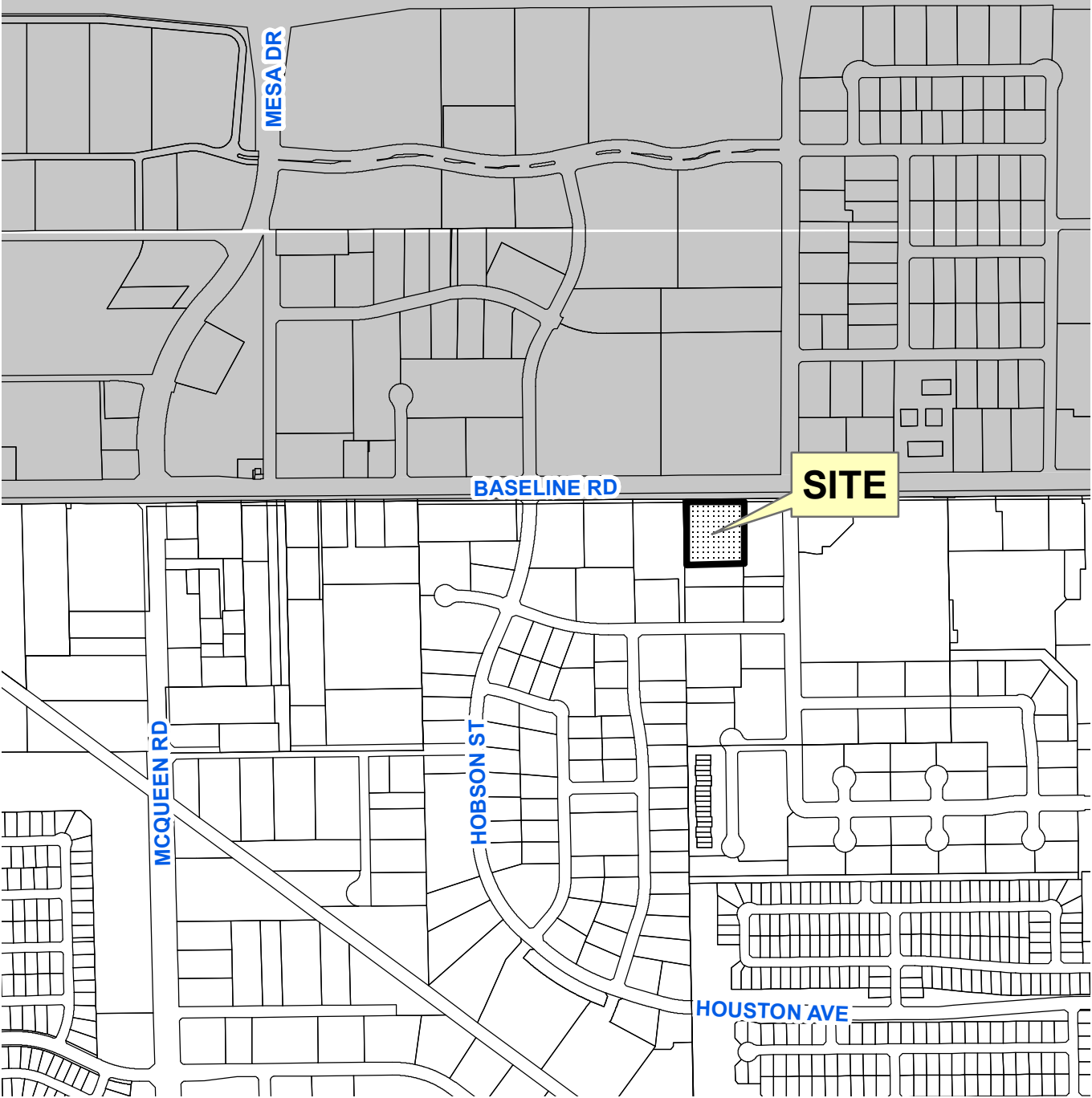
**Attachments:**

1. Vicinity Map
2. Aerial Photo
3. Site Plan
4. Landscape Plan
5. Building Elevations/Floor Plans/Colors and Materials

UP14-05

Vicinity Map

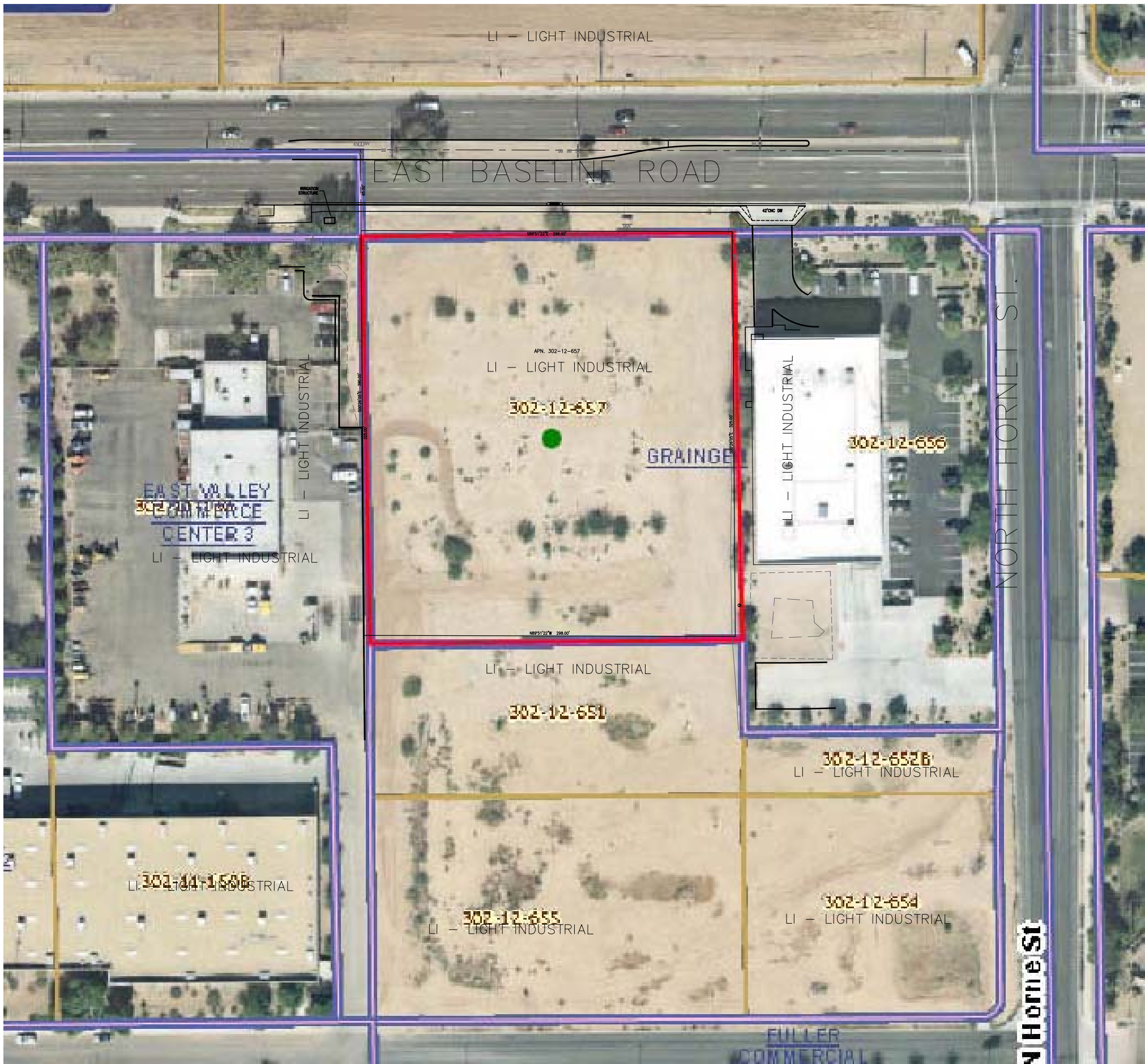
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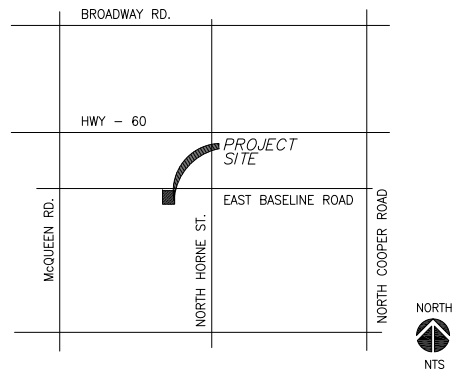
TOWN OF GILBERT  
MESA

0 290 580 1,160 Feet





VICINITY MAP:

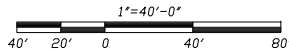


DR14-05  
Attachment 2: Aerial Photo  
July 10, 2014

PROJECT TEAM:

OWNER: THE MONOLITH GROUP  
9096 E. BAHIA DR.  
SUITE-A102  
SCOTTSDALE, ARIZONA 85260  
PHONE: (480) 367-1901  
FAX: (480) 367-1914  
CONTACT: TONY ARDIZZONE

ARCHITECT: ANDREWS DESIGN GROUP, INC.  
1095 W. RIO SALADO PKWY.  
SUITE-103  
TEMPE, ARIZONA 85281  
PHONE: (480) 894-3478  
FAX: (480) 894-4013  
CONTACT: DONALD A. ANDREWS



ADG A0714 PRE-APP CASE# PA14-23

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DRO  
DATE:05-27-2014



Andrews Design Group, Inc.

OVERALL AERIAL  
SCALE: 1"=40'-0"

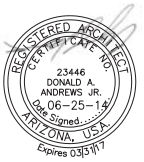
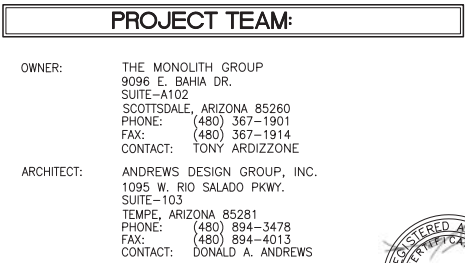
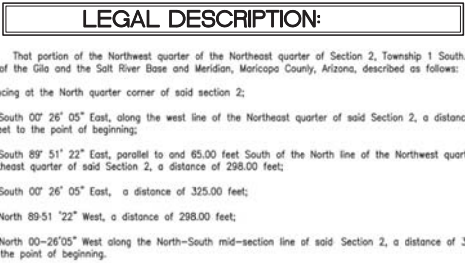
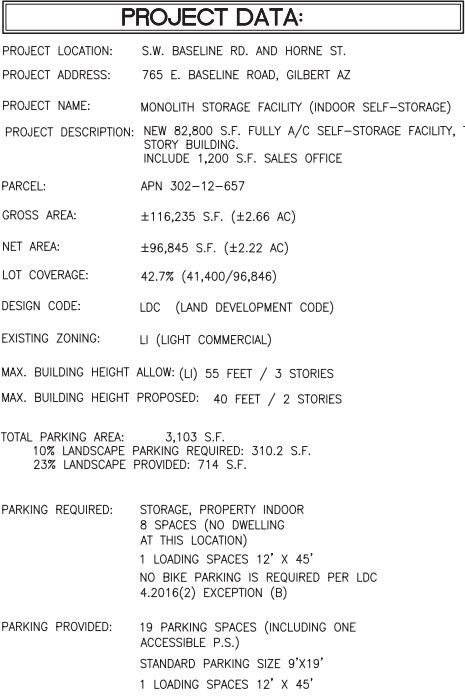
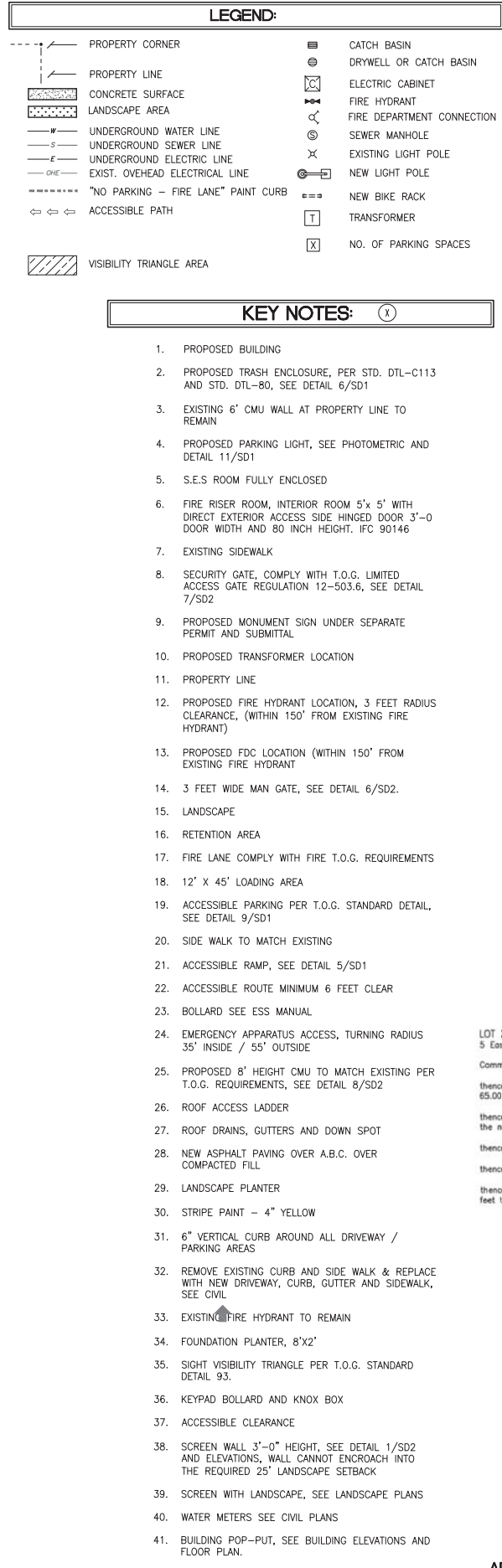


MONOLITH STORAGE FACILITY  
765 E. BASELINE ROAD  
GILBERT, AZ

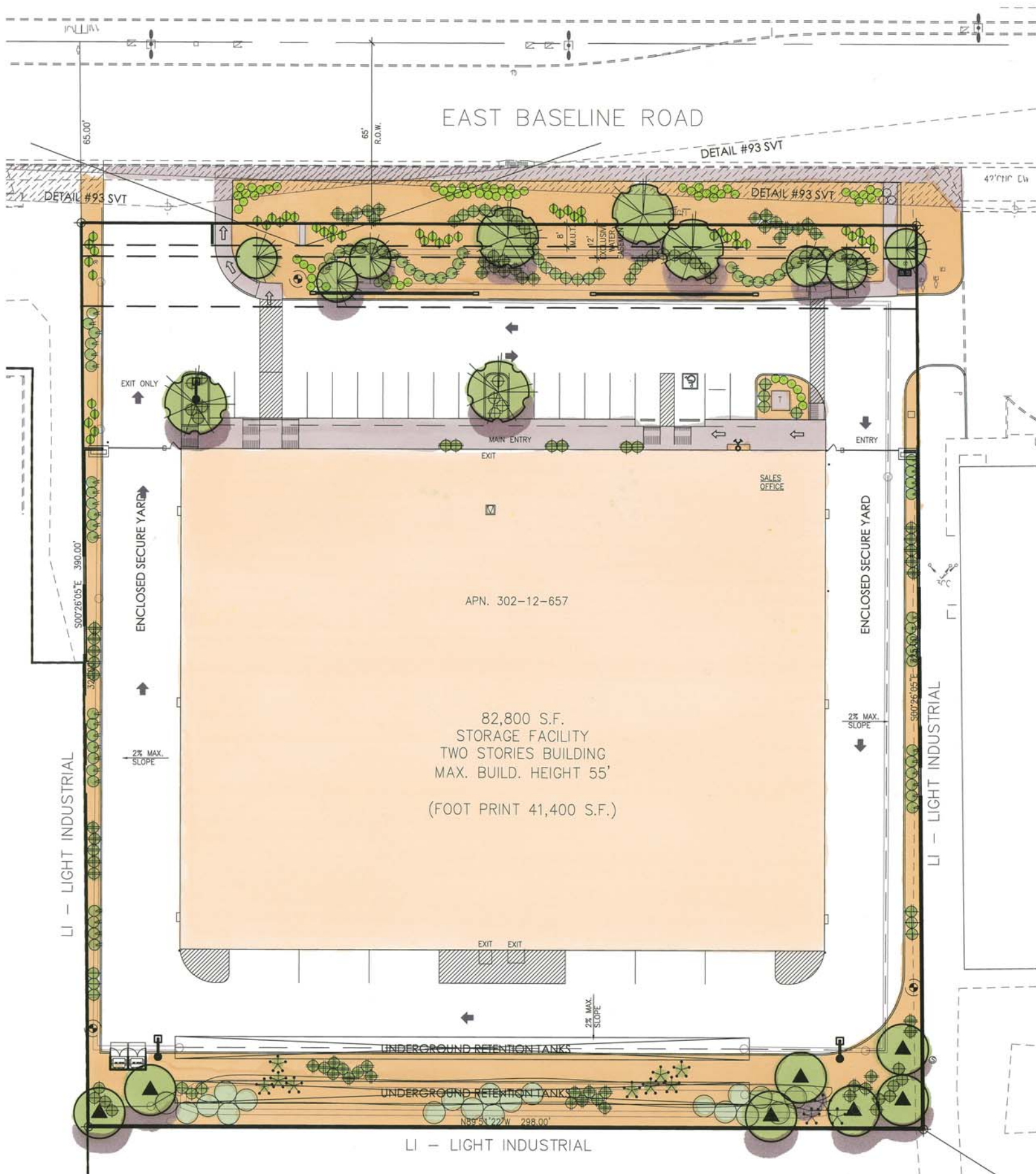
ARCHITECTURE PLANNING INTERIORS PROJECT MANAGEMENT

1095 W. RIO SALADO PKWY. SUITE-103 TEMPE, ARIZONA 85281 (480) 894-3478 FAX: (480) 894-4013









## TOWN OF GILBERT LANDSCAPE NOTES:

A TOWN OF GILBERT PERMIT IS REQUIRED FOR THE INSTALLATION OF ANY LANDSCAPE OR IRRIGATION. IRRIGATION LINES MUST BE INSPECTED BEFORE BACKFILLING. A CD CONTAINING "AS-BUILTS" ARE ALSO REQUIRED.

BEFORE THE TOWN OF GILBERT WILL ACCEPT AN INSTALLED BACKFLOW DEVICE FOR APPROVAL, THE FOLLOWING MUST BE ACCOMPLISHED. THE DEVICE MUST BE TESTED BY A STATE CERTIFIED TESTER, AND THE RESULTS FORWARDED TO THE TOWN OF GILBERT'S BACKFLOW SPECIALIST. THE TOWN OF GILBERT WILL PROVIDE AN UP-TO-DATE LIST OF STATE CERTIFIED TESTERS. ALL RELATED TESTING FEES SHALL BE AT THE EXPENSE OF THE INSTALLER.

DESIGN OF ANY WALLS, ENTRY MONUMENT SIGNAGE OR RAMADAS THAT MAY BE PRESENTED HEREIN HAVE BEEN REVIEWED AS CONCEPTUAL ONLY AND WILL REQUIRE A SEPARATE REVIEW AND PERMIT FROM THE BUILDING DEPARTMENT. IN NO CASE SHALL THE DEPICTED WALLS, ENTRY MONUMENT SIGNAGE OR RAMADAS BE CONSIDERED FINAL. APPROVAL BY THE PLANNING DEPARTMENT IS REQUIRED PRIOR TO A BUILDING PERMIT FOR SAID WALLS, ENTRY MONUMENTS AND RAMADAS.

NO PLANT MATERIAL SHALL COME WITHIN 3 FEET OF FIRE HYDRANTS OR ANY FIRE DEPARTMENT EQUIPMENT.

NO PLANTING OR OBJECTS WITHIN THE TOWN OF GILBERT SIGHT VISIBILITY TRIANGLES SHALL EXCEED 2 FEET. TREES SHALL HAVE A 7 FEET MINIMUM CLEAR CANOPY.

ALL TREES, SHRUBS AND GROUNDCOVERS SHALL MEET OR EXCEED ARIZONA NURSERY ASSOCIATION (ANA) SPECIFICATIONS. CONSTRUCTION MAY BEGIN AFTER ALL PERMITS HAVE BEEN OBTAINED. INSTALL ALL SIDEWALKS PER ADA REQUIREMENTS.

AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED GUARANTEEING 100% COVERAGE TO ALL NEW AND EXISTING LANDSCAPE AREAS. CAGE, CONTROLLER, ASSOCIATED EXPOSED CONDUITS, AND ETC. SHALL CONFORM TO PREDOMINANT COLOR OF BUILDING.

## LANDSCAPE CALCULATIONS:

13,200 SQ.FT. "ON SITE" LANDSCAPE AREA  
3,770 SQ.FT. "OFF SITE" LANDSCAPE AREA  
17,000 SQ.FT. "TOTAL" LANDSCAPE AREA  
96,845 SQ.FT. NET SITE AREA  
14.0% LANDSCAPE AREA

## ATTENTION:

THIS PLAN HAS BEEN REVIEWED FOR LANDSCAPE/IRRIGATION IMPROVEMENTS ONLY. A SEPARATE REVIEW AND PERMIT IS REQUIRED FOR STRUCTURES, ELECTRICAL, FENCES/WALLS, POOLS AND SIGNS. CONTACT THE BUILDING DEPARTMENT.

CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THESE PLANS AND ANY DEVIATIONS WILL REQUIRE REAPPROVAL. LANDSCAPE INSTALLATIONS SHALL BE APPROVED BY TOWN OF GILBERT INSPECTION SERVICES BEFORE A CERTIFICATE OF OCCUPANCY CAN BE ISSUED.

## MAINTENANCE NOTE:

ALL LANDSCAPE AREAS AND MATERIALS SHALL BE MAINTAINED IN A HEALTHY, NEAT, CLEAN, WEED-FREE CONDITION. THIS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

ALL BACKFLOW PREVENTION DEVICES SHALL MEET THE REQUIREMENTS OF THE TOWN OF GILBERT BACKFLOW PROTECTION ORDINANCE (#869) OTHERWISE KNOWN AS ARTICLE 7-14 OF THE TOWN OF GILBERT MUNICIPAL CODE: CROSS CONNECTION CONTROL (FOR ADDITIONAL BACKFLOW SPECS., SEE: GILBERT UNIFIED LAND DEVELOPMENT CODE APPENDIX).

ALL BACKFLOW DEVICE SHALL BE TESTED BY A STATE CERTIFIED BACKFLOW TESTER AND TEST RESULTS FORWARDED TO THE TOWN OF GILBERT BACKFLOW SPECIALIST. THE TOWN WILL PROVIDE AN UP-TO-DATE LIST OF CERTIFIED TESTERS FROM WHICH TO BE SELECTED. TESTER FEES WILL BE AT THE EXPENSE OF THE INSTALLER.

## VICINITY MAP:



## LANDSCAPE LEGEND

- CERCIDIUM 'HYBRID' DESERT MUSEUM 24" BOX (MATCHING) -
- DALBERGIA SISSO SISSO TREE 24" BOX -
- PINUS ELДАРICA MONDEL PINE 24" BOX -
- LEUCOPHYLLUM FRUTESCENS GREEN CLOUD SAGE 5 GALLON -
- CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE 5 GALLON -
- RUELLIA PENINSULARIS BAJA RUELLIA 5 GALLON -
- DASYLIRION WHEELERII DESERT SPOON 5 GALLON -
- LANTANA MONTEVIDENSIS 'GOLD MOUND' 1 GALLON -
- MUHLENBERGIA 'REGAL MIST' REGAL MIST 1 GALLON -
- ACACIA REDOLENS 'DESERT CARPET' tm 1 GALLON -
- 1/2" MINUS DESERT GOLD DECOMPOSED GRANITE 2" DEPTH IN ALL AREAS

DR14-05

Attachment 4: Landscape Plan  
July 10, 2014



T.J. McQUEEN & ASSOCIATES, INC.

LANDSCAPE ARCHITECTURE  
URBAN DESIGN  
SITE PLANNING

8433 East Cholla St., Suite 101  
Scottsdale, Arizona 85260  
P. (602) 265-0320 F. (602) 266-6619

EMAIL: timmcqueen@tjmla.net

T.J. McQUEEN & ASSOCIATES, INC. LANDSCAPE ARCHITECTURE, P.L.L.C. EXPRESSLY RESERVES ITS ORIGINALLY CONCEPTUAL AND OTHER "PROPOSED" NOTES IN THESE PLANS. THESE PLANS AND NOTES TO BE REPRODUCED, COPIED, OR USED IN ANY FORM OR MANNER WITHOUT THE WRITTEN PERMISSION OF T.J. McQUEEN & ASSOCIATES, INC. ANY SUCH REPRODUCTION, COPIES, OR USE SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION & CONSENT FROM T.J. McQUEEN & ASSOCIATES, INC.

ADG A0714



Andrews Design Group, Inc.

PRELIMINARY LANDSCAPE PLAN  
SCALE: 1"=20'-0"



MONOLITH STORAGE FACILITY  
765 E. BASELINE ROAD  
GILBERT, AZ

No: DATE: REVISIONS:

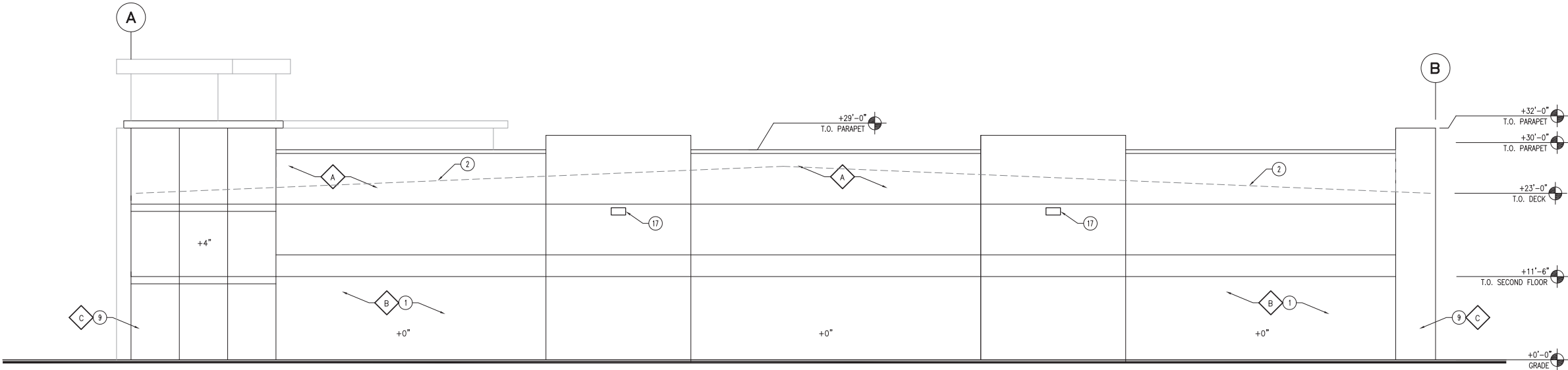
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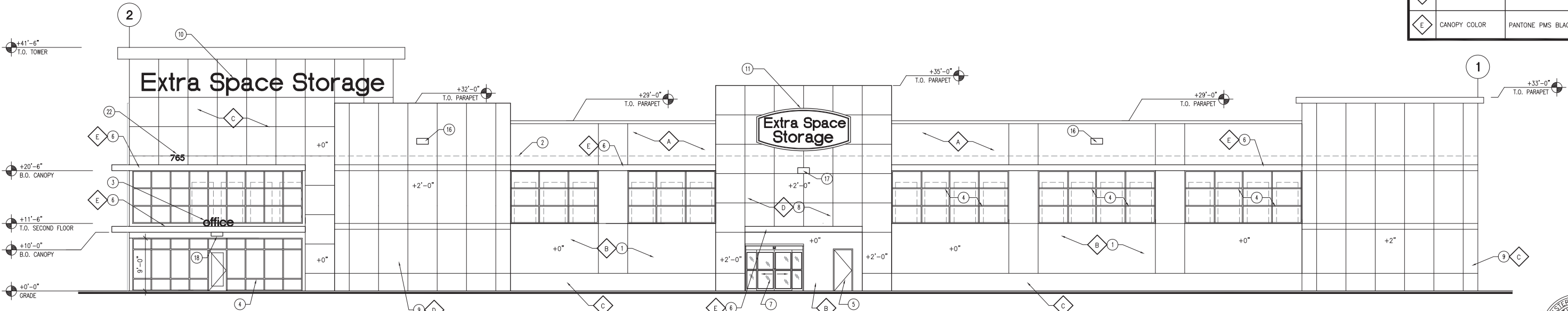
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DR14-05  
Attachment 5: Building Elevations/Floor Plans/Colors and Materials  
July 10, 2014



2 WEST ELEVATION  
SCALE: 1/8" = 1'-0"



1 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

KEY NOTES ①

1. EIFS OVER 6" MTL. STUD EXTERIOR WALL. PAINT PER SCHEDULE
2. LINE OF ROOF BEYOND
3. OFFICE SIGN
4. CLEAR ALUMINUM STOREFRONT SYSTEM.
5. DOOR
6. ALUMINUM CANOPY
7. DOOR BI-PARTING GLASS WITH MOTION SENSORS
8. ENTRY POP-OUT
9. POP-OUT
10. SIGNAGE UNDER SEPARATE PERMIT AND SUBMITTAL
11. LOGO SIGNAGE, UNDER SEPARATE SUBMITTAL
12. DRAIN, SEE PLUMBING
13. SCREEN WALL. STUCCO OVER 8" CMU
14. POP-OUT. STUCCO OVER 12" CMU
15. HVAC UNIT FULLY SCREENED BEHIND PARAPET
16. WALL PACK MOUNTED AT 25' A.F.F. SEE ELECTRICAL
17. WALL PACK MOUNTED AT 20' A.F.F. SEE ELECTRICAL
18. LIGHTING FIXTURE MOUNTED BELOW CANOPY OVER DOOR.
19. WALL PACK MOUNTED AT 9' A.F.F. SEE ELECTRICAL
20. FIRE RISER ROOM SIGNAGE AT THE DOOR
21. S.E.S. ROOM SIGNAGE AT THE DOOR
22. ADDRESSING LOCATION: MINIMUM 15 INCH BLACK NUMBERS, FINAL AREA LOCATION TO BE DETERMINED BY FIRE DEPARTMENT.

NOTE:

MECHANICAL EQUIPMENT

ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.

ALL GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED BY SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.

FINISH SCHEDULE

A	FIELD COLOR	SW7556 CREME
B	FIELD COLOR	SW7532 URBAN PUTTY
C	ACCENT COLOR	SW7701 CAVERN CLAY
D	METAL COLOR	SILVER GRAY
E	CANOPY COLOR	PANTONE PMS BLACK



Andrews Design Group, Inc.

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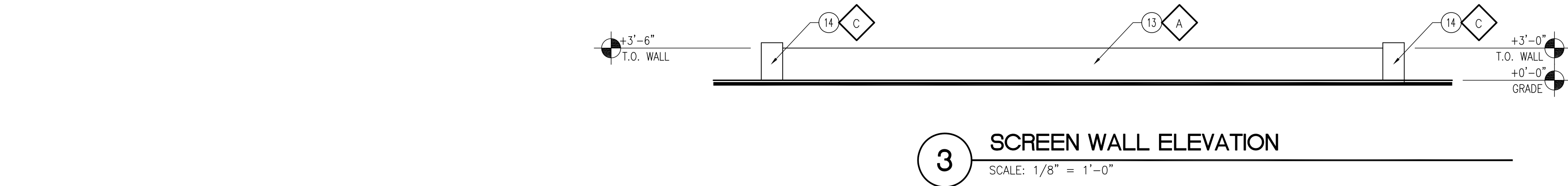
PRE-APP CASE# PA14-23

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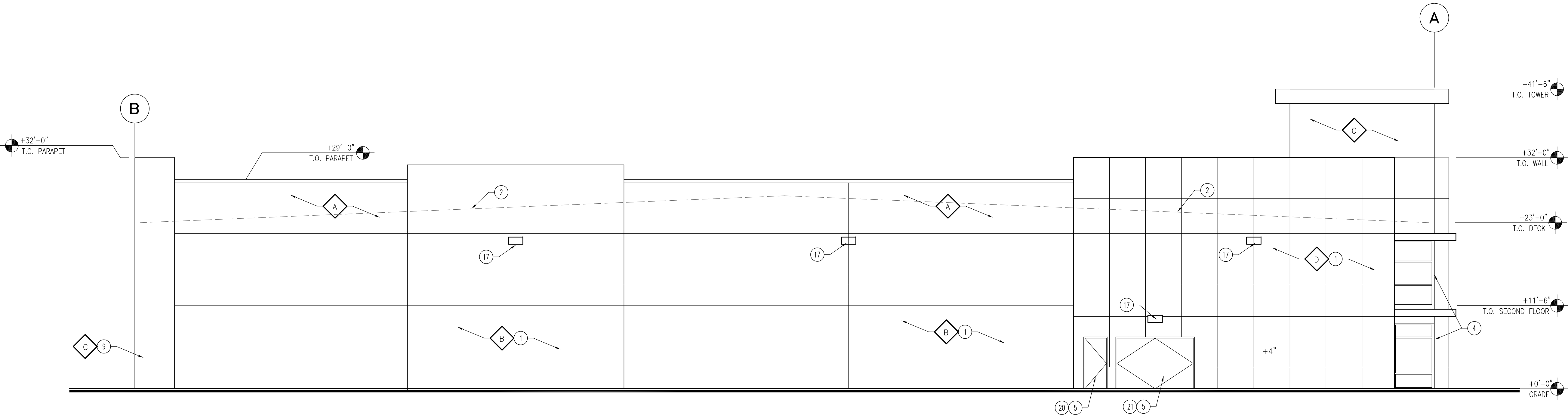


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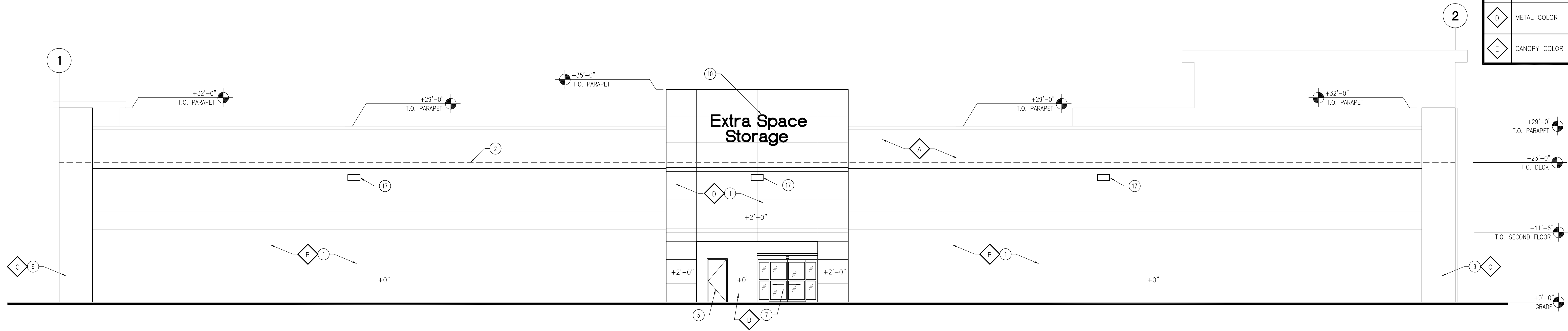
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3 SCREEN WALL ELEVATION  
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION  
SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION  
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KEY NOTES ①

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C	ACCENT COLOR	SW7701 CAVERN CLAY
D	METAL COLOR	SILVER GRAY
E	CANOPY COLOR	PANTONE PMS BLACK



Andrews Design Group, Inc.

ARCHITECTURE

PLANNING

INTERIORS

PROJECT MANAGEMENT

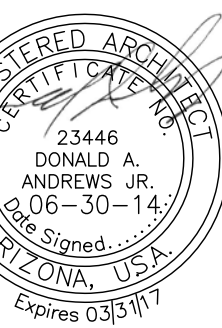
1095 W. RIO SALADO PKWY. SUITE-103 TEMPE, ARIZONA 85281 (480) 894-3478 FAX: (480) 894-4013

MONOLITH STORAGE FACILITY  
765 E. BASELINE ROAD  
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ADG A0714

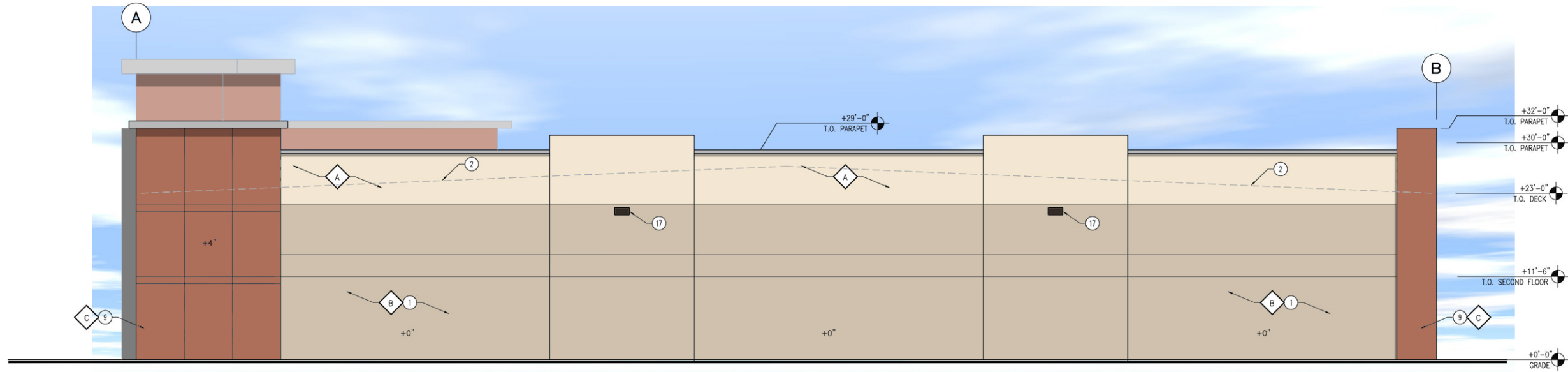
PRE-APP CASE# PA14-23

No:	DATE:	REVISIONS:
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2		
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DR2.1

DATE: 06-30-14



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SCALE: 1/8" = 1'-0"



1 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

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ALL GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED BY SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.

#### FINISH SCHEDULE

A	FIELD COLOR	SW7556 CREME
B	FIELD COLOR	SW7532 URBAN PUTTY
C	ACCENT COLOR	SW7701 CAVERN CLAY
D	METAL COLOR	SILVER GRAY
E	CANOPY COLOR	PANTONE PMS BLACK



Andrews Design Group, Inc.

ARCHITECTURE

PLANNING

INTERIORS

PROJECT MANAGEMENT

1095 W. RIO SALADO PKWY, SUITE-103 TEMPE, ARIZONA 85281 (480) 894-3478 FAX: (480) 894-4013

MONOLITH STORAGE FACILITY  
765 E. BASELINE ROAD  
GILBERT, AZ

ADG A0714

PRE-APP CASE# PA14-23

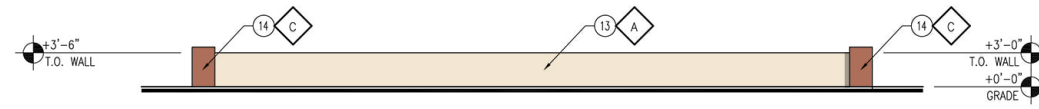
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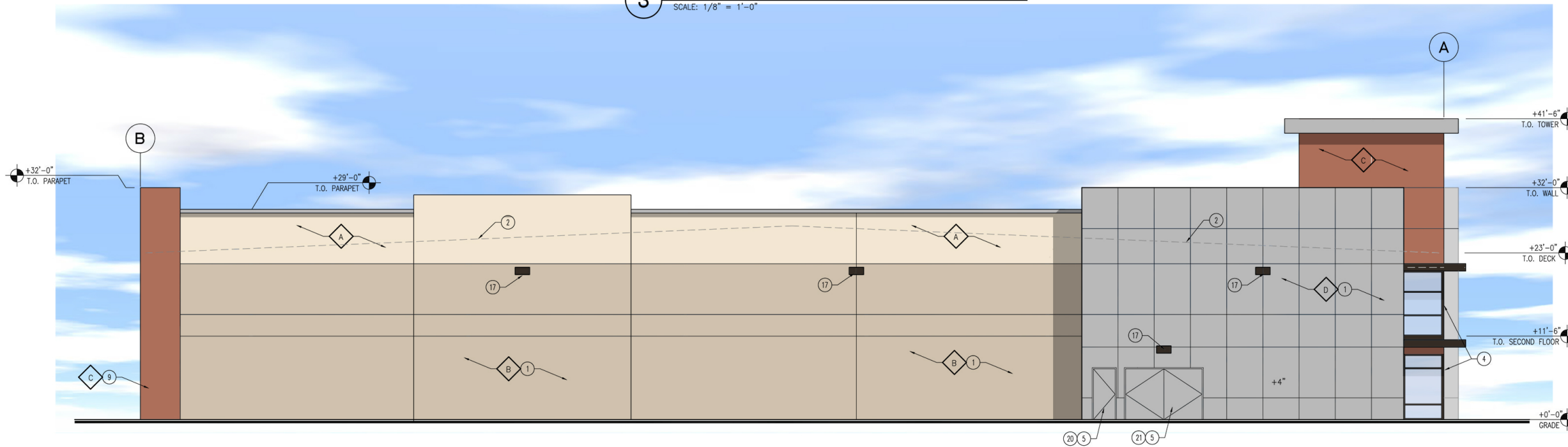
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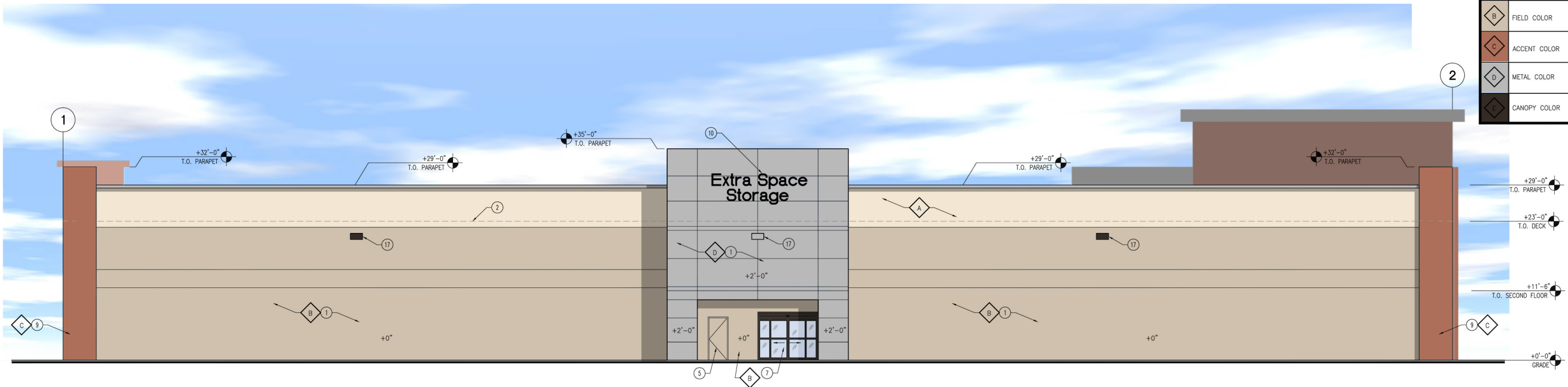




3 SCREEN WALL ELEVATION  
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION  
SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

KEY NOTES ①

1. EIFS OVER 6" MTL. STUD EXTERIOR WALL. PAINT PER SCHEDULE
2. LINE OF ROOF BEYOND
3. OFFICE SIGN
4. CLEAR ALUMINUM STOREFRONT SYSTEM.
5. DOOR
6. ALUMINUM CANOPY
7. DOOR BI-PARTING GLASS WITH MOTION SENSORS DOOR
8. ENTRY POP-OUT
9. POP-OUT
10. SIGNAGE UNDER SEPARATE PERMIT AND SUBMITTAL
11. LOGO SIGNAGE, UNDER SEPARATE SUBMITTAL
12. DRAIN, SEE PLUMBING
13. SCREEN WALL. STUCCO OVER 8" CMU
14. POP-OUT. STUCCO OVER 12" CMU
15. HVAC UNIT FULLY SCREENED BEHIND PARAPET
16. WALL PACK MOUNTED AT 25' A.F.F. SEE ELECTRICAL
17. WALL PACK MOUNTED AT 20' A.F.F. SEE ELECTRICAL
18. LIGHTING FIXTURE MOUNTED BELOW CANOPY OVER DOOR.
19. WALL PACK MOUNTED AT 9' A.F.F. SEE ELECTRICAL
20. FIRE RISER ROOM SIGNAGE AT THE DOOR
21. S.E.S. ROOM SIGNAGE AT THE DOOR
22. ADDRESSING LOCATION: MINIMUM 15 INCH BLACK NUMBERS. FINAL AREA LOCATION TO BE DETERMINED BY FIRE DEPARTMENT.

NOTE:  
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